

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-17729 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: MARK JAGET - OWNERS: RICHARD WEISBANT FAMILY TRUST AND 3RD GASS PARTNERS, LLC - Request for a Special Use Permit TO ALLOW A MIXED-USE DEVELOPMENT adjacent to the northeast corner of Gass Avenue and 3rd Street (APNs 139-34-410-112 & 139-34-410-113), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (4-3 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-3 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised Plans submitted 12-27-06
6. Submitted at meeting – Proposed construction staging schedule
7. Backup referenced from the 12-07-06 Planning Commission Meeting Item 28

Motion made by GARY REESE to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LAWRENCE WEEKLY, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

CITY COUNCIL MEETING OF: January 17, 2007

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. The applicant has met with residents and effort has been made in addressing their concerns. A formal construction, staging and phasing plan has been submitted to Planning. Because the proposed development is located within the Las Vegas Downtown Centennial Plan, there are no parking requirements. She used the overhead to detail the project. In essence, the residents would like additional parking and the entrance/exit point will be off of Gass Avenue and not 3rd Street. She noted that relocating the access point, an additional parking space on the street is obtained, giving a total of eight spaces. She confirmed for MAYOR GOODMAN that the project is the Factory Lofts and the price points range from \$300,000 to \$900,000, with one parking space for each unit.

ATTORNEY DON TINGEY, 723 South 3rd Street, 39 year resident of Las Vegas, stated that his office is located two inches from the north side of the project. He has been at this location since 1998 and shares the vision for Downtown. ATTORNEY TINGEY thanked COUNCILMAN REESE for visiting the area and assisting in addressing the parking issue should construction take place. He asked for clarification, as it was his and other owners' understanding that there would be no street parking allowed within the 3rd Street block. He believed the subject property would be duplicated in the same area, and parking will continue to be an issue. He also felt that one parking space for each unit would not be sufficient, as other developments, such as So-Ho and Newport, have one and a half parking spaces for each unit with an additional 35 parking spaces for visitors. Eventually there will be no parking on 3rd Street or side streets if the development is approved as proposed. He is concerned with the long term effects of this project and others to come.

TOM TRINISTICH resides with his brother across the street from this project at 722 South 3rd Street. After the meeting with residents, it is his opinion that the residents' concerns still aren't being addressed. Parking is and has been an ongoing issue; this project will bring additional traffic to the neighborhood but should not leave the residents in a lurch. He emphasized that residents are already parking on the streets, as their parking spaces are being utilized. He urged the Council to take into consideration the residents' concerns when deciding on the subject development.

MARGO WHEELER, Director of Planning and Development, verified with staff that neither So-Ho nor Newport developments have 1.5 spaces per unit; it is one per unit and additional parking for the retail area. ATTORNEY LAZOVICH clarified for COUNCILWOMAN TARKANIAN that on site there will be 33 parking spaces, which is not inclusive of the on street parking.

In response to COUNCILMAN BROWN'S inquiry, MS. WHEELER responded that the standard rule in most projects is one space per unit and one to three spaces for each retail use. BART ANDERSON, Public Works, added that a current meeting is scheduled to start updating and implementing a parking plan. He noted that the vision of Downtown entails a major metropolitan city with high rise buildings, so the idea of one parking space per person will not blend with the vision. He was pleased to hear that a parking analysis was being addressed. MS. WHEELER informed the Councilman that a current larger parking analysis of Downtown is

CITY COUNCIL MEETING OF: January 17, 2007

being done, and she would be happy to follow up with Council. COUNCILMAN BROWN asked that the analysis include an evaluation or briefing on downtown, relative to proximity of parking to end users.

MAYOR GOODMAN added that with big cities and large high rise projects, individuals do not have vehicles. They sell their vehicles and walk to work. He is concerned with on-street parking, as it would be an issue if there were not any available.

COUNCILMAN REESE commented he visited the subject area and understands the parking issue. However, he believed the parking was limited due to the construction workers utilizing the parking spaces. As a result, he requested the following: a) 2-hour parking signs be placed in front of the residences and businesses and b) parking permits be supplied to the residents for their visitors. He agreed with ATTORNEY TINGEY and MR. TRINISTICH'S comments and believed they were valid; he stressed the importance of doing what we can to keep these individuals downtown and hope that with these restrictions, it will be the beginning in addressing these issues.

ATTORNEY LAZOVICH read some of the information listed and submitted for the record the proposed construction staging schedule for the development. With the applicant's approval, she announced his phone number, 702-491-6725, and affirmed that he is available to the residents.

MAYOR GOODMAN declared the Public Hearing closed.

